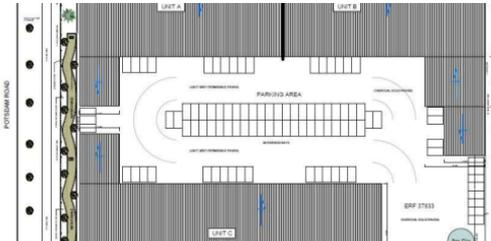
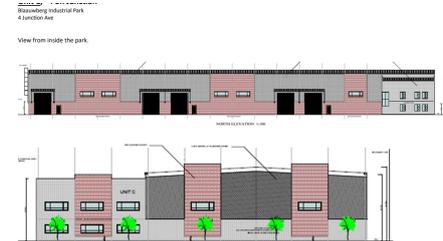




Milnerton, Western Cape

**3168m² New development
TO LET**



- Features**
- Fire Sprinkler system (GL4)
 - Clearance Height 7,5m
 - 125mm Concrete floor
 - 150 Amp 3-phase Eskom electricity supply.
 - 30 dedicated parking bays + 5 visitors bays
 - 5 Loading doors

R302,544 PM
excl. VAT & Utilities
price per m²: R95

WEB REFERENCE NO.
DT3168Montjunc

Go to 3cubeproperty.co.za
for more information about this property



- Blaauwberg Industrial Park - Security complex**
- 24/7 Security controlled entrance.
 - 24/7 Camera monitored (to be installed) and electrified perimeter fence.
 - Perimeter linked to armed response & guard room on site.

FEATURES

Gross Monthly Rental Available From	R302,544 Excl. VAT
Lease Period	Negotiable
Building Size (m ²)	3168
Land Size (m ²)	3168
Building Height (m)	8
Zoning	Industrial
Security	Yes
Open Parkings	35
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

Rent R 90.00/m²
excl vat per month.
5-year Lease
9% escalation
Services +/-R5.50/m²
excl vat per month. TBC

- Industrial Park security costs
- Fire equipment and sprinklers servicing - basic equipment provided.
- 4 Waste bins
- General cleaning and upkeep of gardens
- General maintenance

CONTACT
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